



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JANUARY 27, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

WORKSHOP - 5:30 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

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WORKSHOP - 5:30 P.M.

- 1. Review of revised Draft EIR for The Institute Golf Course and Conference Center.**

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 13, 2004

OLD BUSINESS:

- 1. ZONING AMENDMENT, ZA-03-19: CITY OF MORGAN HILL-ZONING TEXT AMENDMENT/COMMUNITY ACTIVITY SIGNS:** A request to amend Title 18 of the Municipal Code to modify the sign code to allow for community activity signs and changeable copy signs for public and quasi-public uses.

Recommendation: Reconvene Public Hearing/Continue.

NEW BUSINESS:

- 2. USE PERMIT, UP-03-10: MONTEREY-HANES/ART GUILD & GALLERY:** A request for approval of an use permit to allow an art guild that rents work spaces to artists, an art gallery, a weekly outdoor artist market, and one-residential unit in an existing house and accessory structure on a 10,000 sq. ft. lot. The site is located at 17265 Monterey Rd. in the Central-Commercial Residential zoning district. (APN 767-08-044)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-05, approving request.

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3. **USE PERMIT AMENDMENT, UPA-88-05: EL TORO-AT&T WIRELESS:** A request for approval of an amendment to an existing Conditional Use Permit to allow the removal of six omni antennas from the existing VTA monopole and the installation of eight panel antennas on eight poles mounted along the perimeter fence. (APN 773-09-030)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-06, approving request.

4. **ZONING AMENDMENT, ZA-03-14/SUBDIVISION, SD-03-12/DEVELOPMENT AGREEMENT, DA-03-11: SAN PEDRO-DICONZA:** A request for approval of a zoning amendment, subdivision and development agreement for 32 single-family homes and lots in the R2-3,500 zoning district located at the northeast corner of San Pedro Ave. and Butterfield Blvd. on a 6.6-acre lot. (APN 817-11-061)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution No. 04-07 (zoning amendment), 04-08 (subdivision), and 04-09 (development agreement), with recommendation to forward to the City Council for approval.

5. **ZONING AMENDMENT, ZA-03-15/SUBDIVISION, SD-03-13/DEVELOPMENT AGREEMENT, DA-03-12: PEET-LUPINE:** A request for approval of a zoning amendment, subdivision and development agreement for Phases 1 through 3 of a 90-unit single-family development on an approximate 61-acre site. The subject site is located at the northeast corner of Cochrane Rd. and Peet Rd. in an R-1(12,000) zoning district. (APNs 728-34-002 & -003)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-10 (zoning amendment), 04-11 (subdivision), and 04-12 (development agreement), with recommendation to forward to the City Council for approval.

6. **SUBDIVISION, SD-03-14/DEVELOPMENT AGREEMENT, DA-03-13: MISSION VIEW-MISSION RANCH:** A request to approve a 38 lot subdivision of a 9.46 acre portion of the Mission Ranch project located on the south east corner of the intersection of Cochrane Rd. and Mission View Dr. The proposed subdivision and corresponding development agreement will represent phases 7, 8 & 9 of the Mission Ranch project which is located in the R-1 & 7,000/Residential Planned Development zoning district. (APN 728-32-008 & 009)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-13 (subdivision), and 04-14 (development agreement), with recommendation to forward to the City Council for approval.

7. **SUBDIVISION AMENDMENT, SDA-93-04: SAN PEDRO-BETPOLICE/INSTALLATION OF SOUND WALL FOR THE VILLAS SUBDIVISION:** A request to amend the condition of the subdivision map approval for a 41-unit single family residential development; the "Villas Subdivision" located on San Pablo Ct., San Benito Pl., San Gabriel Ave. and San Gabriel Ct., to allow an alternative design and placement of a sound wall fence within the existing development. (APN 817-30-034 through 079)

Recommendation: Open Public Hearing/Continue to February 10 meeting.

OTHER BUSINESS:

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8. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDACS) QUARTERLY REPORT:

Recommendation: Approve by minute action.

9. USE PERMIT, UP-99-07: CITY OF MORGAN HILL-COMMUNITY AND CULTURAL CENTER: Review of parking conditions.

Recommendation: Discussion.

TENTATIVE UPCOMING AGENDA ITEM FOR THE FEBRUARY 10, 2004 MEETING:

- Review of direction given by Commission regarding filing requirements for the supplemental Measure P applications
- MP-03-03: Watsonville-Fahmy
- MP-03-04: Cochrane-Borello
- MP-03-05: Hill-Gera
- MMP-03-06: Dewitt-Latala
- MMP-03-08: Del Monte-Giovanni
- MMP-03-09: W. Main-Vierra

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the

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Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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